



Chartered Surveyors &
Commercial Property Consultants

WAREHOUSE WITH OFFICES

TO LET

**6 HUNGERFORD TRADING ESTATE
SMITHAM BRIDGE ROAD, HUNGERFORD
WEST BERKSHIRE, RG17 0QP**

12,945 SQ FT (1,202.69 SQ M)



PROPERTY TO BE REFURBISHED

Bartholomew House, 38 London Road, Newbury, Berkshire RG14 1JX

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This information and the descriptions and measurements herein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed.

SITUATION

Hungerford is located on the A4 approximately 8 miles west of Newbury and 3 miles south of junction 14 of the M4 motorway. Hungerford Trading Estate is situated to the west of the High Street approximately ½ mile from the main town centre facilities.

DESCRIPTION

Unit 6 is a mid of terrace property constructed around a steel portal frame with brick and clad elevations under a fully insulated pitched roof. It has recently been comprehensively refurbished and is ready for immediate occupation. To the front of the units are ground and first floor offices with a separate personnel entrance door and male and female WCs. There is a concertina shutter door that provides direct access to the warehouse and concrete forecourt to the front of the building for car and truck parking. Parking for approx 18 cars

AMENITIES

Warehouse

- * LED lighting
- * 4.3m minimum eaves height
- * Concertina shutter door
- * Mains gas with heating via radiant ceiling mounted heaters
- * 3 phase power - (3 x 240)

Offices

- * LED lighting to the first floor
- * Carpeting
- * UPVC double glazing
- * Gas fired heating via radiators
- * Ground floor male and female WCs

ACCOMMODATION

	Sq. M.	Sq. Ft.
Ground Floor	1,072.56	11,545
First Floor Offices	130.13	1,400
Total	1,202.69	12,945

RATING ASSESSMENT

Rateable Value: £76,500

Rates Payable: £39,168

We recommend all interested parties make their own enquiries with West Berkshire District Council to ensure that this information is correct.

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SERVICE CHARGE

A service charge is levied by the landlord in respect of maintenance of common parts on the Estate and that is presently budgeted at £3,500 plus VAT for 2024. The buildings insurance is budgeted at £3,500 for the year also.

ENERGY PERFORMANCE CERTIFICATE

This property has an EPC rating of E and a score of 104.

PROPOSAL

The property is available to let on a new full repairing and insuring lease for a term to be agreed. The quoting rent is £128,850 plus VAT per annum exclusive.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Contact Mr Shane Prater, Phone: 01635 551441, Email: shane@quintons.co.uk

Or Mr Thomas Park, Thomas.Park@knightfrank.com

August 2024



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